

5/2/2018 H:\Utilities\GDI\Joummanah\GDI_17025 (Stone Hill)\Prelim\Cover.dwg

Revisions/Corrections							
No.	Description	Revise (R) Add (A) Void (V) Sheet No's	Total # Sheets in Plan Set	Net Change Imp. Cover (sq. ft.)	Total Site Imp. Cover (sq. ft.)/ [%]	City of Pflugerville Approval/Date	Date Imaged

Proposed Land Use				
Landuse Summary				
Lot	Block	Acreage	Proposed Use	Phase
1	A	17.43	Multi Family	1
1	B	3.51	Future	2
2	B	6.73	Parkland	1
3	B	1.57	Future	3
Reserve Tract 1		10.04	Future	3
Reserve Tract 2		24.99	Future	3
ROW		1.57	Kingston Lacy	1
ROW		2.13	Walnut Canyon Blvd	3

Legal Description

A DESCRIPTION OF A 67.947 ACRE (APPROX. 2,959,775 Sq. Ft.) TRACT OF LAND, SITUATED IN THE T G STEWART SURVEY No. 6, ABSTRACT No. 689, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 129.137 ACRE TRACT OF LAND BEING DESCRIBED AS TRACT II, IN A GENERAL WARRANTY DEED, CONVEYED TO TERRELL TIMMERMAN, DATED SEPTEMBER 7, 1999 AND APPEARING OF RECORD UNDER DOCUMENT No. 199104399 AND CORRECTED UNDER DOCUMENT No. 2005047221 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND A PORTION OF THAT CERTAIN 136.45 ACRE TRACT OF LAND BEING DESCRIBED AS TRACT I, IN A GENERAL WARRANTY DEED, CONVEYED TO TERRELL TIMMERMAN, DATED SEPTEMBER 7, 1999 AND APPEARING OF RECORD UNDER DOCUMENT No. 1999104396 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,

Benchmarks
TBM #101, Capped 1/2" Iron Rod, Set, Stamped "EECL" Elevation: 704.11', Intersection of Kingston Lacy and Pluger Farms Ln E: 3154633.44 N 10141318.05
TBM #51, Capped 1/2" Iron Rod, Set, Stamped "EECL" Elevation: 701.62' E: 3154937.56 N 10141844.52
TBM # 50, Cotton Spindle, Elevation: 707.57' E: 3153661.92 N: 10141718.72

Parkland Dedication Calculation	
Required Parkland Area for Lot 1:	
6.6 * Units * (Persons/Unit) / 1000 = Acres to be Dedicated	
Persons/Unit =	2 Persons
# of Units =	300 Units
Required Area =	3.96 Acres
50% of required area allowed in floodplain =	1.98 Acres
Area outside of floodplain =	0.87 Acres
Total Parkland Area as defined by UDC 14.3 =	2.85 Acres
Deficit =	1.11 Acres
Area within floodplain to be dedicated =	5.86 Acres
Total land proposed to be dedicated =	6.73 Acres
** Alternative compliance per section 14.5.1 is being requested due to the amount of land being dedicated and proximity of the land to existing City owned park land.	
Note Future Phases may require additional parkland dedication	

Park Development Fee	
Density: 300 units / 17.43 acres = 17.2 units / acre	
Fee: \$496/unit	
Park Development Fee:	
300 units * \$496/unit =	\$ 148,800.00
Improvements Allocated to Park Development Fee	
Construction of 1,000 lf of 10' wide concrete trail to connect Pfluger Farm Lane to Mammoth Cave Blvd. This construction is in addition to the trail required to be constructed within the parkland area being dedicated by the developer.	
Cost = 14,615 sf * \$4.50/sf =	\$ 65,768.00
Improvements within the 150' landscape buffer on the Stone Hill Apartments lot	
Sidewalk (7,630 sf @ \$4.50/sf) =	\$ 34,335.00
Park Benches (8 at \$600 each)=	\$ 4,800.00
Total Cost of Improvements =	\$ 39,135.00
Remaining Fee to be Paid =	\$ 43,897.00

Parkland Dedication Note: The Parks and Recreation Committee voted to approve the proposed parkland dedication and trail improvements at the meeting held on January 18, 2018.
The fee in lieu of parkland dedication associated with the multi-family land use shall be paid at time of the final plat for Lot 1, Block A. In addition, fiscal security shall be provided for the park development fees associated with the multi-family land use. Any future residential land use shall be subject to further review and dedications per Subchapter 14.

SURVEYOR'S CERTIFICATION
STATE OF TEXAS: COUNTY OF _____:
KNOW ALL MEN BY THESE PRESENTS: DO HEREBY CERTIFY THAT I PREPARED THIS PLAN FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON MARKING THE BOUNDARY OF THE PROPOSED SUBDIVISION, BUT NOT INTERIOR LOT LINES, WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.
SIGNATURE OF REGISTERED PROFESSIONAL LAND SURVEYOR

Stone Hill at Pfluger Farm

Preliminary Plan Only

Not for Recordation

a 67.95 ACRE TRACT OF LAND

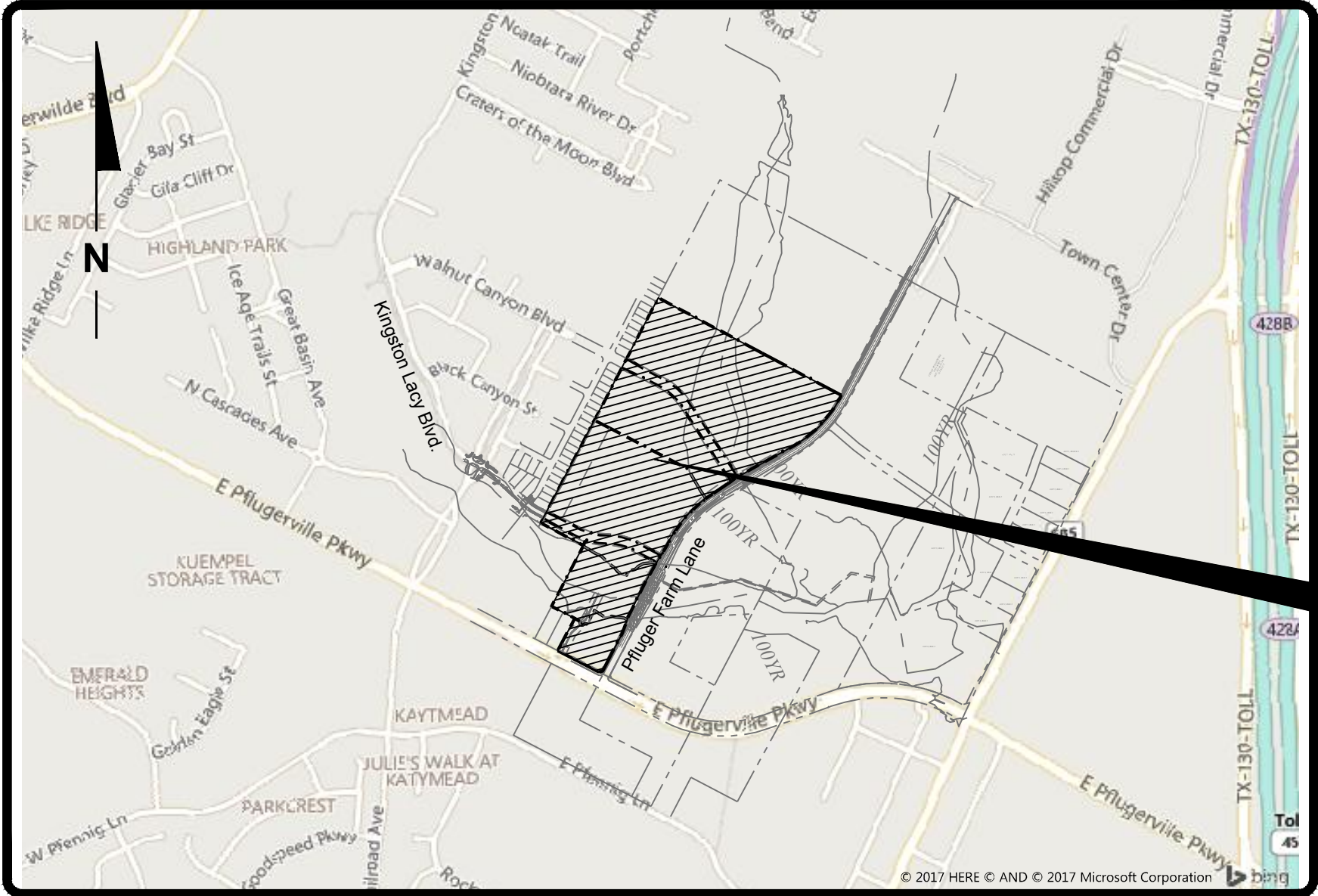
IN THE T.G. STUART SURVEY

ABSTRACT 689,

CITY OF PFLUGERVILLE

TRAVIS COUNTY, TEXAS

Submittal Date: 07 December 2017



PROJECT
LOCATION

Project Location Map

N.T.S.

GARRETT-IHNEN
CIVIL ENGINEERS

TBPE FIRM #F-630
12007 TECHNOLOGY
SUITE 150
AUSTIN, TEXAS 78727
(512) 454-2400

A portion of this plan is within the boundaries of the 100-year floodplain as indicated on the Federal Flood Insurance Administration FIRM Panel No. 48453C0280J, dated August 18, 2014 for Travis County, Texas.



Jason K. Rodgers, P.E.

Date

5/2/18

Sheet List Table	
Sheet Number	Sheet Title
1	Cover
2	Existing Conditions
3	Tree Survey
4	Preliminary Plan
5	Parkland and Trails Plan
6	Phase 1 Grading and Drainage Plan
7	Phase 1 Drainage Area Map
8	Phase 1 Detention Pond Plan
9	Phase 1 Utility and Lighting Plan

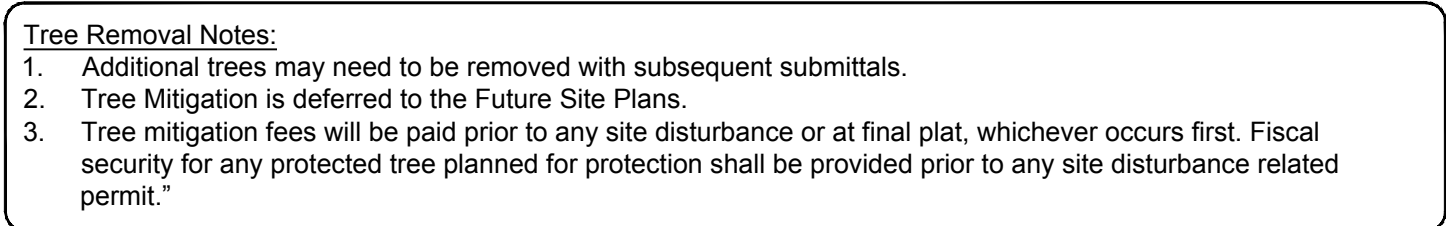
- STANDARD PRELIMINARY PLAN NOTES:**
- This plan lies within the City of Pflugerville (full purpose jurisdiction).
 - Water and wastewater shall be provided by City of Pflugerville. No lot in this subdivision shall be occupied until connected to water and wastewater facilities.
 - A 10-ft PUE shall be dedicated along all street frontage(s).
 - Easements dedicated to the public shall also be subject to the terms and conditions of the Engineering Design Manual, as amended. The Grantor (property owner(s)), heirs, successors and assigns shall retain the obligation to maintain the surface of the easement property, including the obligation to regularly mow or cut back vegetation and to keep the surface of the easement property free of litter, debris, and trash.
 - No improvements including but not limited to structures, fences, or landscaping shall be allowed in a public easement, except as approved by the City.
 - The property owner shall provide access to drainage and utility easements as may be necessary and shall not prohibit access for the placement, construction, installation, replacement, repair, maintenance, relocation, removal, operation and inspection of such drainage and utility facilities, and related appurtenances.
 - A six (6) foot wide sidewalk shall be provided on both sides of the street.
 - Streetlights shall be installed and in full working order with the public improvements. All streetlights shall be in conformance with all City of Pflugerville ordinances including but not limited to being downcast and full cut off type.
 - This subdivision is subject to all City of Pflugerville ordinances or technical manuals related to Tree Preservation per City Ordinance # 1203-15-02-24 and City Resolution # 1224-09-08-25-8A.
 - Where applicable, the Public Parkland dedication and Park Development Fee shall be calculated at a rate required by City Ordinance # 1203-15-02-24.
 - The Community Impact Fee rate for water and wastewater will be assessed at the time of final plat.
 - On-site storm water facilities shall be provided to mitigate post-development peak runoff rates for the 2 year, 25 year and 100 storm year events.
 - All electric utility infrastructure including but not limited to telephone, cable television, electric utility latera and service lines shall be installed in accordance with the City of Pflugerville Engineering Design Manual.
 - The owner of this subdivision , and his or her successors and assigns, assumes responsibility for plans for construction of subdivision improvements which comply with applicable codes and requirements of the City of Pflugerville.
 - Construction plans and specifications for all subdivision improvements shall be reviewed and approved by the City of Pflugerville prior to any construction within the subdivision.
 - (Commercial Subdivisions) Site development construction plans shall be reviewed and approved by the City of Pflugerville prior to any construction.
 - A portion of this tract is within a flood hazard area as shown on the FEMA Flood Insurance Rate Map Panel # 48453C0280J for Travis County, effective 8/18/2014.
 - All proposed fences, walls and landscaping adjacent to intersecting public roadway right-of-way or adjacent to private access drives shall be in compliance with the sight distance requirements of the City of Pflugerville Engineering Design Manual, as amended.
 - Wastewater and water systems shall conform to TCEQ (Texas Commission on Environmental Quality) and State Board of Insurance requirements. The owner understands and acknowledges that plat vacation or replatting may be required at the owner's sole expense if plans to develop this subdivision do not comply with such codes and requirements

All Responsibility for the adequacy of these plan remains with the Engineer who prepared them. In reviewing these plans, the City of Pflugerville must on the adequacy of the work of the design Engineer.

Water and Wastewater by: City of Pflugerville Utilities Matt Woodard 15500 Sun Light Near Way #B Pflugerville, Texas 78660 (512) 990-6400	Electric by: Oncor Electric Paul Lemons 350 Texas Av Round Rock, Texas 78664 (512) 244-5692
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Tree Mitigation Note:
Tree mitigation fees will be paid prior to any site disturbance or at final plat, whichever occurs first. Fiscal security for any protected tree planned for protection shall be provided prior to any site disturbance related permit.

Studies/Reports:
Engineering Summary Letter prepared by Jason Rodgers, P.E., Garrett-Ihnen Civil Engineers, dated December 7, 2017 and amended January 18, 2018
Water and Wastewater Demand Calculations prepared by Jason Rodgers, P.E., Garrett-Ihnen Civil Engineers, dated January 17, 2018
Traffic Impact Analysis prepared by Bobak Tehrani, P.E., BO Engineering, dated January 30, 2018

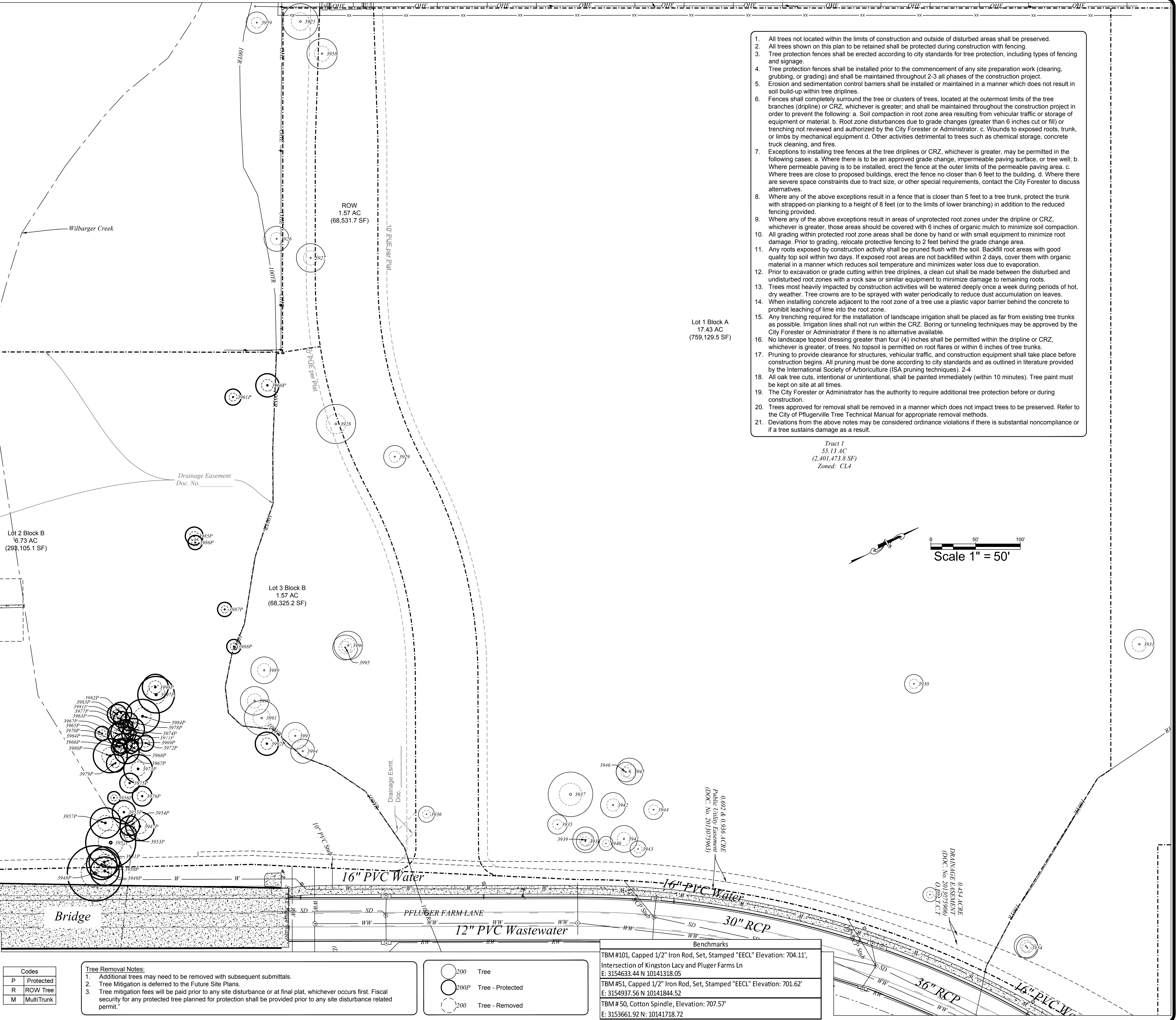


SHEET NUMBER

2 of **9**

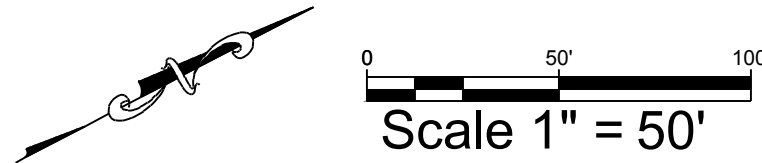
© 2018 H:\Utilities\GIS\Drawings\12025 Stone Hill Pfluger Farm Preliminary Tree Survey.dwg 5/2/18

Tree List (Surveyed November 2017)						
#	City Code	Type	Trunks	Dia	Caliper Equivalent	Status
3925	M	Bois D' Arc	4	9", 8", 7", 7"	20	
3926		Bumelia		14"	14	
3927		Bois D' Arc		16"	16	
3928	M	Bumelia	5	10", 7", 7", 5", 5"	22	
3929	M	R Bumelia	3	8", 5", 4"	12.5	
3930	M	China Berry	2	8", 5"	10.5	Removed
3931	M	Bois D' Arc	3	9", 8", 7"	16.5	
3932		Cedar Elm		8"	8	Removed
3933	M	Bois D' Arc	2	9", 8"	13	
3934	M	Bois D' Arc	2	8", 8"	12	
3935	M	Hack Berry	2	9", 4"	11	Removed
3936		R Bumelia		9"	9	
3937	M	Hack Berry	3	15", 12", 8"	25	Removed
3938		Hack Berry		10"	10	Removed
3939	M	Bumelia	3	8", 7", 6"	14.5	Removed
3940		Hack Berry		8"	8	Removed
3941		Hack Berry		15"	15	Removed
3942		Cedar Elm		14"	14	Removed
3943		China Berry		9"	9	Removed
3944		Bumelia		11"	11	Removed
3945	M	Bumelia	2	11", 8"	15	Removed
3946		Hack Berry		11"	11	Removed
3947	P	M Laurel Oak	2	12", 8"	16	
3948	P	R Laurel Oak		31"	31	
3949	P	M Laurel Oak	2	12", 8"	16	
3950	P	Laurel Oak		17"	17	
3951	P	Laurel Oak		17"	17	
3952	P	Laurel Oak		28"	28	
3953	P	Laurel Oak		9"	9	
3954	P	M Laurel Oak	2	8", 6"	11	
3955	P	Laurel Oak		13"	13	
3956	P	Laurel Oak		12"	7	
3957	P	Cedar Elm		17"	17	
3958	M	Bois D' Arc	3		17	
3959		Bumelia			12	
3960	P	M Bumelia	2		13	
3961	P	Cedar Elm			9	
3962	P	M Laurel Oak	2		13	
3963	P	Laurel Oak			13	
3964	P	Laurel Oak			8	
3965	P	Laurel Oak			8	
3966	P	Laurel Oak			9	
3967	P	Laurel Oak			14	
3968	P	Laurel Oak			8	
3969	P	Laurel Oak			9	
3970	P	Laurel Oak			11	
3971	P	Laurel Oak			8	
3972	P	Laurel Oak			9	
3973	P	Laurel Oak			16	
3974	P	Laurel Oak			12	
3975	P	Cedar Elm			11	
3976	P	Cedar Elm			11	
3977	P	Laurel Oak			8	
3978	P	Laurel Oak			10	
3979	P	Laurel Oak			10	
3980	P	Laurel Oak			19	
3981	P	Laurel Oak			9	
3982	P	Laurel Oak			12	
3983	P	Laurel Oak			11	
3984	P	M Hack Berry	3		19	
3985	P	Cedar Elm			10	
3986	P	Cedar Elm			8	
3987	P	Hack Berry			8	
3988	P	Hack Berry			8	
3989	M	Bois D' Arc	2		15	
3990	M	Hack Berry	2		16	
3991	M	Hack Berry	3		19.5	
3992	P	Hack Berry			13	
3993	M	Live Oak	2		15	
3994	M	Hack Berry	2		13.5	
3995		Hack Berry			14	
3996	M	Live Oak	2		16	
3997	P	M Bois D' Arc	2		20.5	
3998	P	M Bois D' Arc	2		14.5	
3999	P	Red Oak			9	
4000	P	Red Oak			11	



1. All trees not located within the limits of construction and outside of disturbed areas shall be preserved.
2. All trees shown on this plan to be retained shall be protected during construction with fencing.
3. Tree protection fences shall be erected according to city standards for tree protection, including types of fencing and signage.
4. Tree protection fences shall be installed prior to the commencement of any site preparation work (clearing, grubbing, or grading) and shall be maintained throughout 2-3 all phases of the construction project.
5. Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in soil build-up within tree driplines.
6. Fences shall completely surround the tree or clusters of trees, located at the outermost limits of the tree branches (dripline) or CRZ, whichever is greater; and shall be maintained throughout the construction project in order to prevent the following: a. Soil compaction in root zone area resulting from vehicular traffic or storage of equipment or material. b. Root zone disturbances due to grade changes (greater than 6 inches cut or fill) or trenching not reviewed and authorized by the City Forester or Administrator. c. Wounds to exposed roots, trunk, or limbs by mechanical equipment d. Other activities detrimental to trees such as chemical storage, concrete truck cleaning, and fires.
7. Exceptions to installing tree fences at the tree driplines or CRZ, whichever is greater, may be permitted in the following cases: a. Where there is to be an approved grade change, impermeable paving surface, or tree well; b. Where permeable paving is to be installed, erect the fence at the outer limits of the permeable paving area. c. Where trees are close to proposed buildings, erect the fence no closer than 6 feet to the building. d. Where there are severe space constraints due to tract size, or other special requirements, contact the City Forester to discuss alternatives.
8. Where any of the above exceptions result in a fence that is closer than 5 feet to a tree trunk, protect the trunk with strapped-on planking to a height of 8 feet (or to the limits of lower branching) in addition to the reduced fencing provided.
9. Where any of the above exceptions result in areas of unprotected root zones under the dripline or CRZ, whichever is greater, those areas should be covered with 6 inches of organic mulch to minimize soil compaction.
10. All grading within protected root zone areas shall be done by hand or with small equipment to minimize root damage. Prior to grading, relocate protective fencing to 2 feet behind the grade change area.
11. Any roots exposed by construction activity shall be pruned flush with the soil. Backfill root areas with good quality top soil within two days. If exposed root areas are not backfilled within 2 days, cover them with organic material in a manner which reduces soil temperature and minimizes water loss due to evaporation.
12. Prior to excavation or grade cutting within tree driplines, a clean cut shall be made between the disturbed and undisturbed root zones with a rock saw or similar equipment to minimize damage to remaining roots.
13. Trees most heavily impacted by construction activities will be watered deeply once a week during periods of hot, dry weather. Tree crowns are to be sprayed with water periodically to reduce dust accumulation on leaves.
14. When installing concrete adjacent to the root zone of a tree use a plastic vapor barrier behind the concrete to prohibit leaching of lime into the root zone.
15. Any trenching required for the installation of landscape irrigation shall be placed as far from existing tree trunks as possible. Irrigation lines shall not run within the CRZ. Boring or tunneling techniques may be approved by the City Forester or Administrator if there is no alternative available.
16. No landscape topsoil dressing greater than four (4) inches shall be permitted within the dripline or CRZ, whichever is greater, of trees. No topsoil is permitted on root flares or within 6 inches of tree trunks.
17. Pruning to provide clearance for structures, vehicular traffic, and construction equipment shall take place before construction begins. All pruning must be done according to city standards and as outlined in literature provided by the International Society of Arboriculture (ISA pruning techniques). 2-4
18. All oak tree cuts, intentional or unintentional, shall be painted immediately (within 10 minutes). Tree paint must be kept on site at all times.
19. The City Forester or Administrator has the authority to require additional tree protection before or during construction.
20. Trees approved for removal shall be removed in a manner which does not impact trees to be preserved. Refer to the City of Pflugerville Tree Technical Manual for appropriate removal methods.
21. Deviations from the above notes may be considered ordinance violations if there is substantial noncompliance or if a tree sustains damage as a result.

Tract 1
55.13 AC
(2,401,473.8 SF)
Zoned: CL4



Codes	
P	Protected
R	ROW Tree
M	MultiTrunk

- Tree Removal Notes:
1. Additional trees may need to be removed with subsequent submittals.
 2. Tree Mitigation is deferred to the Future Site Plans.
 3. Tree mitigation fees will be paid prior to any site disturbance or at final plat, whichever occurs first. Fiscal security for any protected tree planned for protection shall be provided prior to any site disturbance related permit.

- 300 Tree
- 200P Tree - Protected
- 200 Tree - Removed

Benchmarks

TBM #101, Capped 1/2" Iron Rod, Set, Stamped "EECL" Elevation: 704.11', Intersection of Kingston Lacy and Pluger Farms Ln
E: 3154633.44 N 10141318.05

TBM #51, Capped 1/2" Iron Rod, Set, Stamped "EECL" Elevation: 701.62'
E: 3154937.56 N 10141844.52

TBM # 50, Cotton Spindle, Elevation: 707.57'
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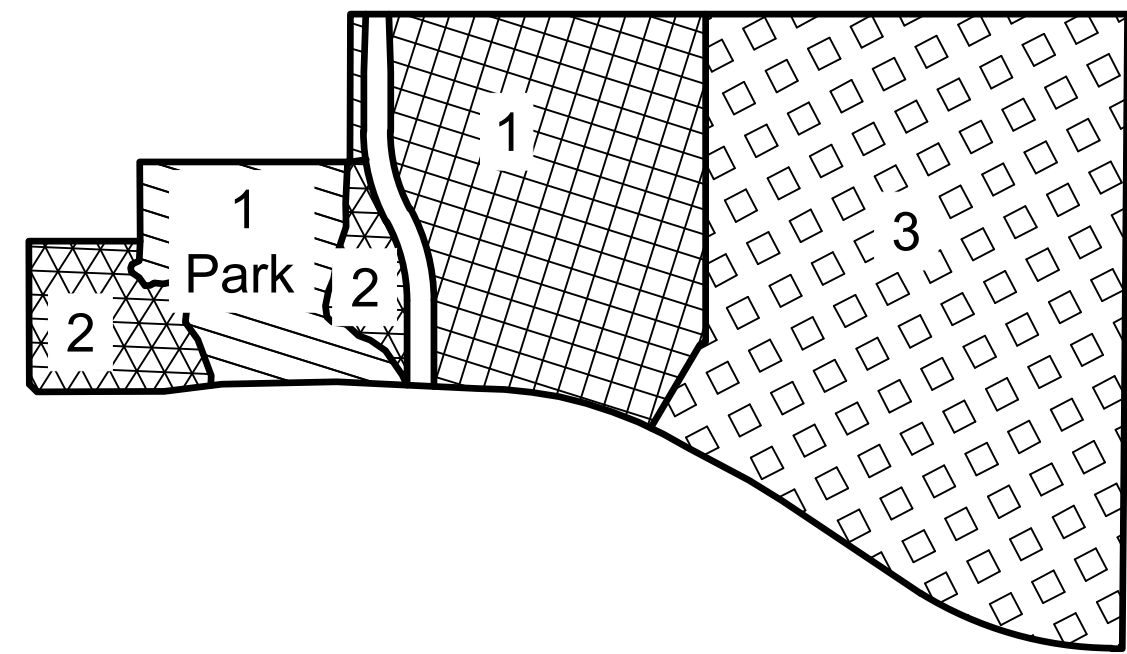
DATE: 2-MAY-18
DESIGNED: JKE
DRAWN: CGW
CHECKED: SLI
JOB NO: JGD 17023

REVISIONS/CORRECTIONS	
NO.	DESCRIPTION

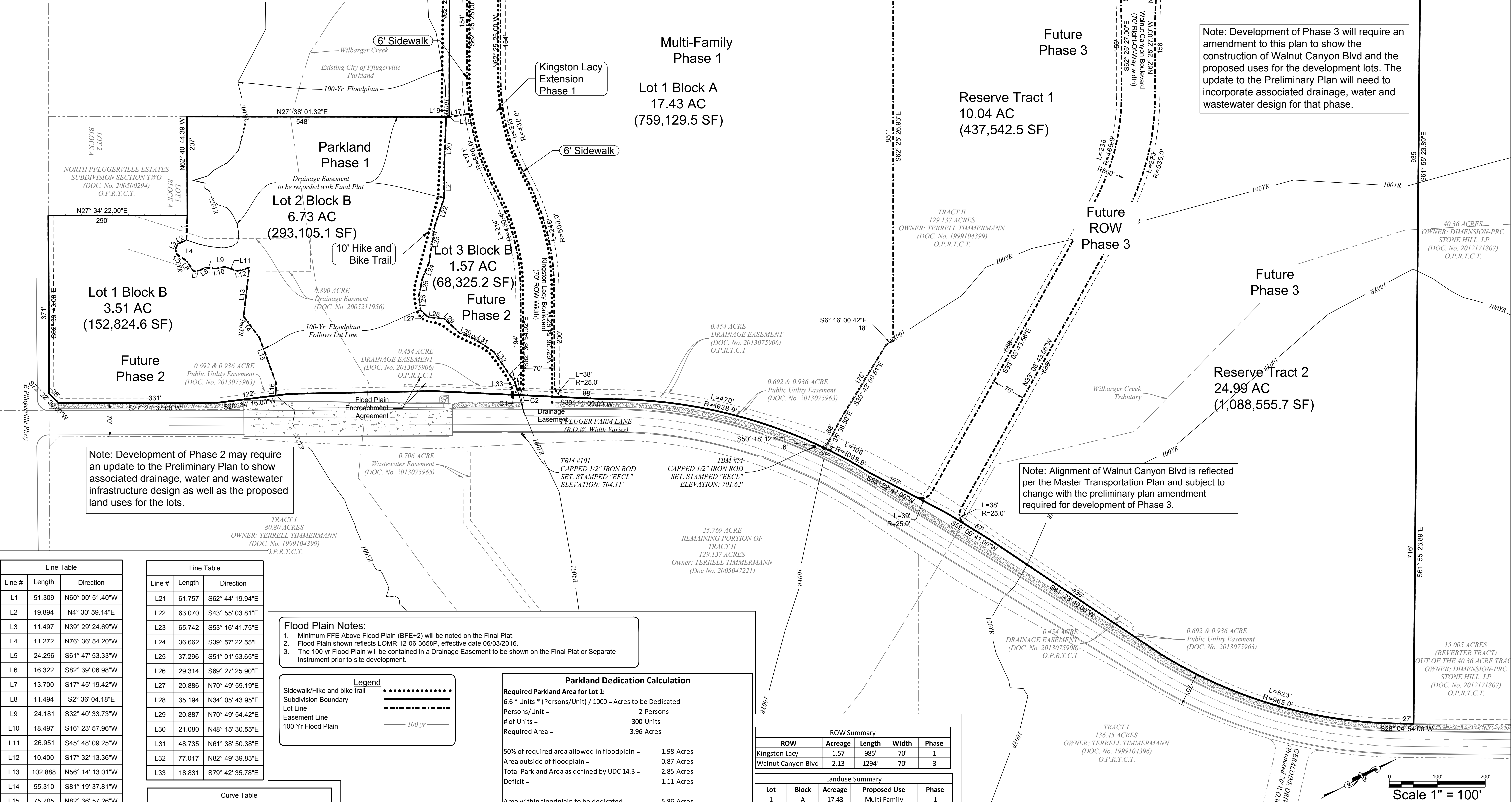
GARRETT-IHNEN
CIVIL ENGINEERS
12007 TECHNOLOGY BLVD., SUITE 1150
AUSTIN, TEXAS 78727
TELEPHONE: (512) 454-2400
FACSIMILE: (512) 454-2430
TYPE FIRM NO. F-650

Stone Hill at Pfluger Farm
Preliminary Plan
Pflugerville, Texas 78660

Tree Survey



Phasing Plan



Note: Development of Phase 2 may require an update to the Preliminary Plan to show associated drainage, water and wastewater infrastructure design as well as the proposed land uses for the lots.

Note: Development of Phase 3 will require an amendment to this plan to show the construction of Walnut Canyon Blvd and the proposed uses for the development lots. The update to the Preliminary Plan will need to incorporate associated drainage, water and wastewater design for that phase.

Note: Alignment of Walnut Canyon Blvd is reflected per the Master Transportation Plan and subject to change with the preliminary plan amendment required for development of Phase 3.

Line Table		
Line #	Length	Direction
L1	51.309	N60° 00' 51.40"W
L2	19.894	N4° 30' 59.14"E
L3	11.497	N39° 29' 24.69"W
L4	11.272	N76° 36' 54.20"W
L5	24.296	S61° 47' 53.33"W
L6	16.322	S82° 39' 06.98"W
L7	13.700	S17° 45' 19.42"W
L8	11.494	S2° 36' 04.18"E
L9	24.181	S32° 40' 33.73"W
L10	18.497	S16° 23' 57.96"W
L11	26.951	S45° 48' 09.25"W
L12	10.400	S17° 32' 13.36"W
L13	102.888	N56° 14' 13.01"W
L14	55.310	S81° 19' 37.81"W
L15	75.705	N82° 36' 57.26"W
L16	26.234	N59° 38' 42.95"W
L17	41.081	N19° 03' 57.37"E
L18	1.745	N62° 20' 39.00"W
L19	8.373	N27° 45' 59.65"E
L20	53.320	S60° 08' 52.38"E

Line Table		
Line #	Length	Direction
L21	61.757	S62° 44' 19.94"E
L22	63.070	S43° 55' 03.81"E
L23	65.742	S53° 16' 41.75"E
L24	36.662	S39° 57' 22.55"E
L25	37.296	S51° 01' 53.65"E
L26	29.314	S69° 27' 25.90"E
L27	20.886	N70° 49' 59.19"E
L28	35.194	N34° 05' 43.95"E
L29	20.887	N70° 49' 54.42"E
L30	21.080	N48° 15' 30.55"E
L31	48.735	N61° 38' 50.38"E
L32	77.017	N82° 49' 39.83"E
L33	18.831	S79° 42' 35.78"E

Curve Table			
Curve #	Length	Radius	Delta
C1	21.28	25,000	48.7804
C2	19.23	25,000	44.0707

Legend			
Sidewalk/Hike and bike trail			
Subdivision Boundary	-----		
Lot Line	-----		
Easement Line	-----		
100 Yr Flood Plain	-----		

Flood Plain Notes:
1. Minimum FFE Above Flood Plain (BFE+2) will be noted on the Final Plat.
2. Flood Plain shown reflects LOMR 12-06-3658P, effective date 06/03/2016.
3. The 100 yr Flood Plain will be contained in a Drainage Easement to be shown on the Final Plat or Separate Instrument prior to site development.

Parkland Dedication Calculation
Required Parkland Area for Lot 1:
6.6 * Units * (Persons/Unit) / 1000 = Acres to be Dedicated
Persons/Unit = 2 Persons
of Units = 300 Units
Required Area = 3.96 Acres

50% of required area allowed in floodplain = 1.98 Acres
Area outside of floodplain = 0.87 Acres
Total Parkland Area as defined by UDC 14.3 = 2.85 Acres
Deficit = 1.11 Acres

Area within floodplain to be dedicated = 5.86 Acres

Benchmark	X	Y	Z
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TBM #51	3154937.56	10141844.52	701.62
TBM #50	3153661.92	1014178.72	707.57

ROW Summary				
ROW	Acres	Length	Width	Phase
Kingston Lacy	1.57	985'	70'	1
Walnut Canyon Blvd	2.13	1294'	70'	3

Landuse Summary			
Lot	Block	Acres	Proposed Use
1	A	17.43	Multi Family
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2	B	6.73	Parkland
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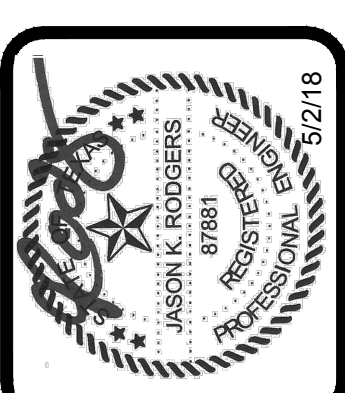
The location of all existing utilities shown on these plans has been based upon record information only and may not match locations as constructed. The contractor shall contact Texas 811 for assistance in determining existing utility locations prior to beginning construction. Contractor shall field verify locations of utility crossings prior to beginning construction.

Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City engineers.

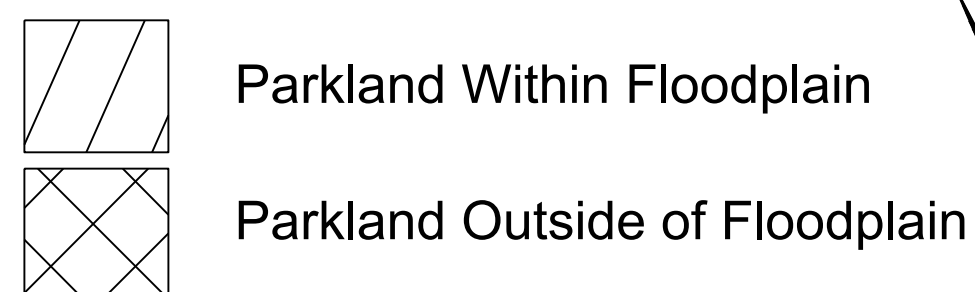
DATE: 2-May-18
DESIGNED: JKE
DRAWN: CGW
CHECKED: SLI
JOB NO: JGD 17025

REVISIONS/CORRECTIONS	
NO.	DESCRIPTION

GARRETT-IHNEN CIVIL ENGINEERS
12007 TECHNOLOGY BLVD, SUITE 1150
AUSTIN, TEXAS 78727
TELEPHONE: (512) 454-2400
FACSIMILE: (512) 454-2430
TYPE FIRM NO. F-650



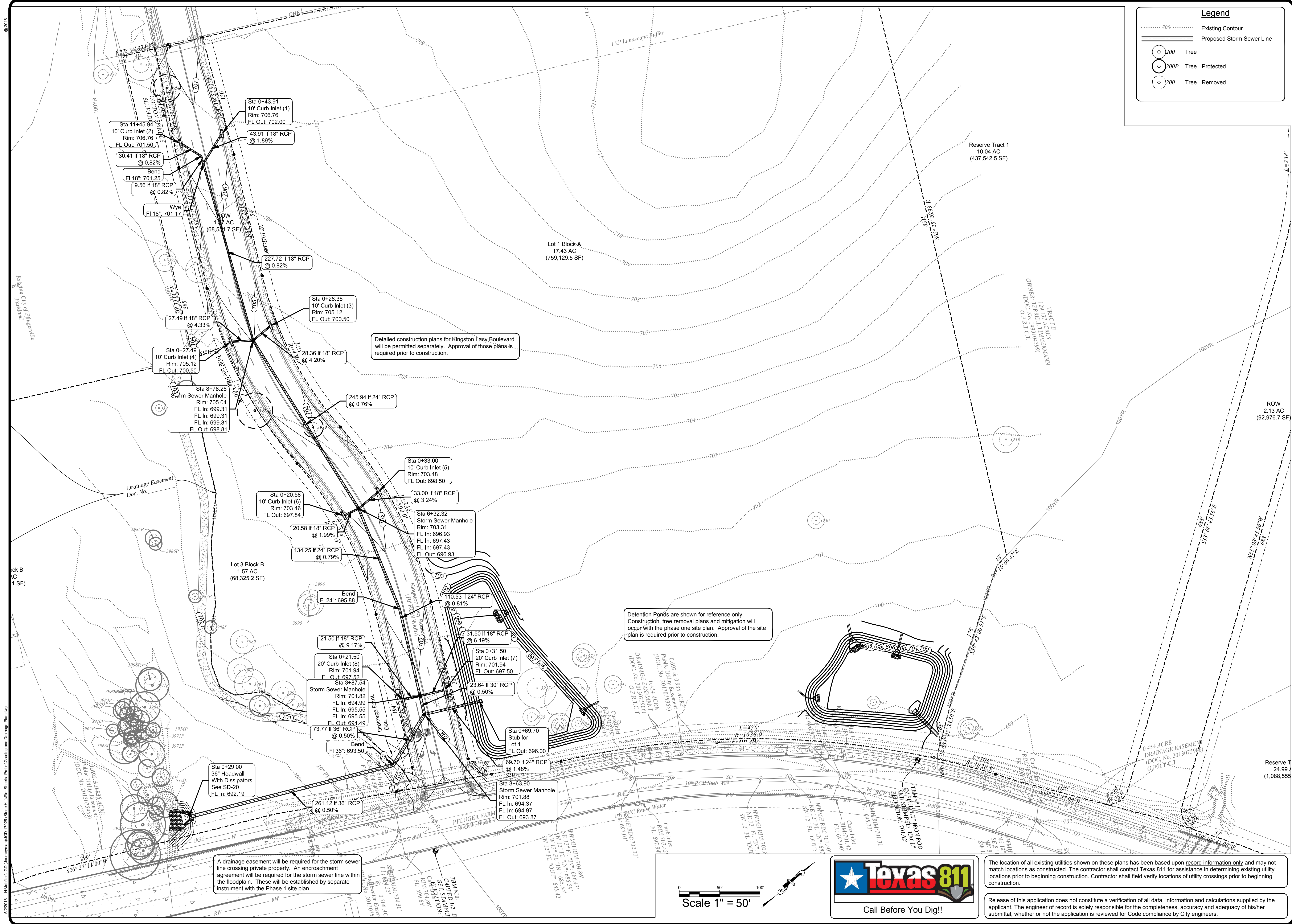
Stone Hill at Pflugerville Farm Preliminary Plan
Pflugerville, Texas 78660



Texas 811
Call Before You Dig!!

Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City engineers.

SHEET NUMBER
5 of **9**



Legend

- 700' Existing Contour
- ===== Proposed Storm Sewer Line
- 200 Tree
- 200P Tree - Protected
- 300 Tree - Removed

DATE: 2-May-18
DESIGNED: JKE
DRAWN: CGW
CHECKED: SLI
JOB NO: JGD-17023

REVISIONS/CORRECTIONS	
NO.	DESCRIPTION

GARRETT-IHNEN
CIVIL ENGINEERS
12007 TECHNOLOGY BLVD., SUITE 1150
AUSTIN, TEXAS 78727
TELEPHONE: (512) 454-2400
FACSIMILE: (512) 454-2430
TXPE FIRM NO. F-650



Stone Hill at Pfluger Farm
Preliminary Plan
Pflugerville, Texas 78660
Phase 1 Grading and Drainage Plan

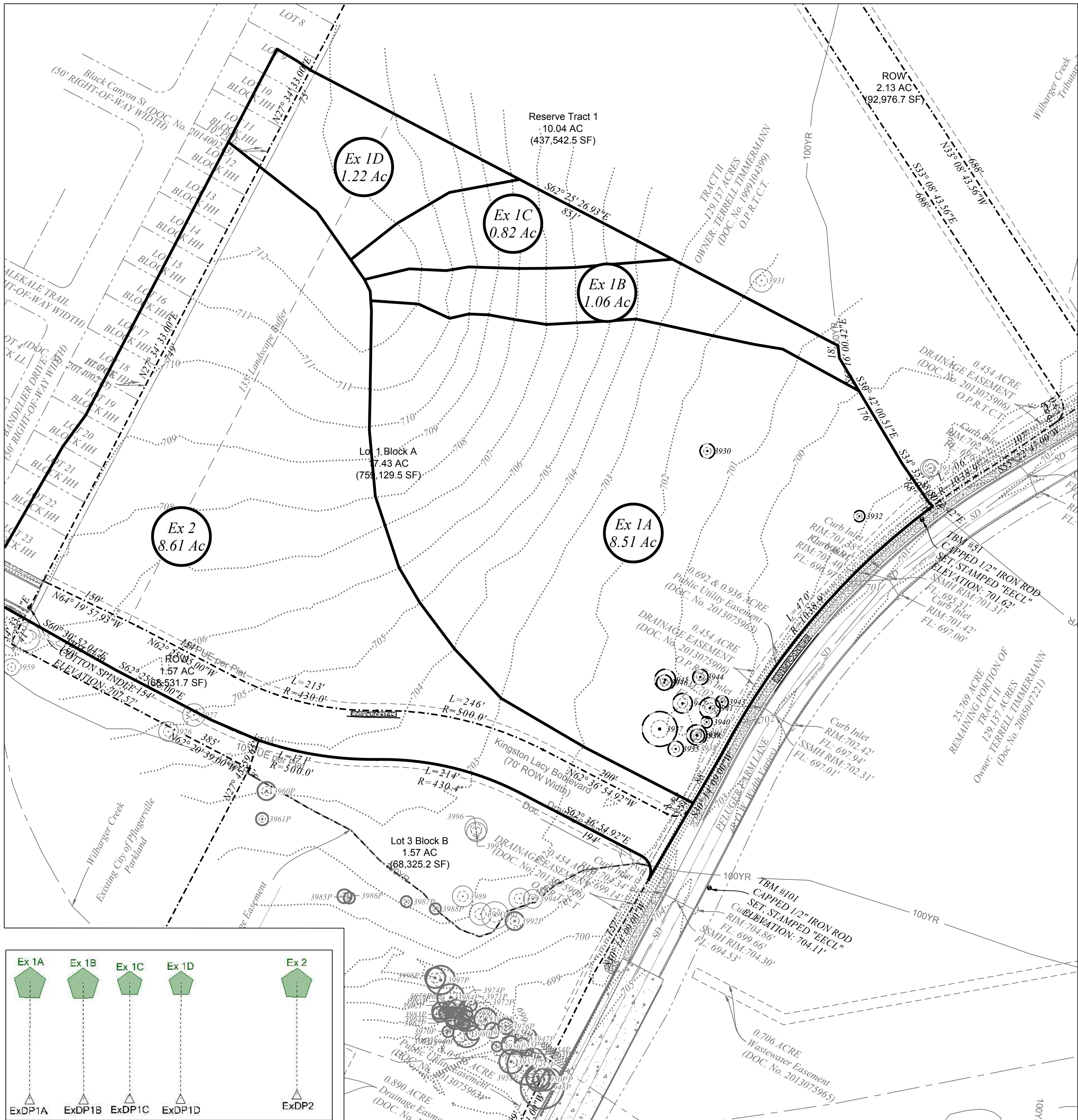
SHEET NUMBER
6 of 9

Texas 811
Call Before You Dig!!

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5/2/2018 H:\Lodell\GDI\Drawings\GDI 17025 (Stone Hill)Pro Sheet - Prelim.dwg 5/2/2018

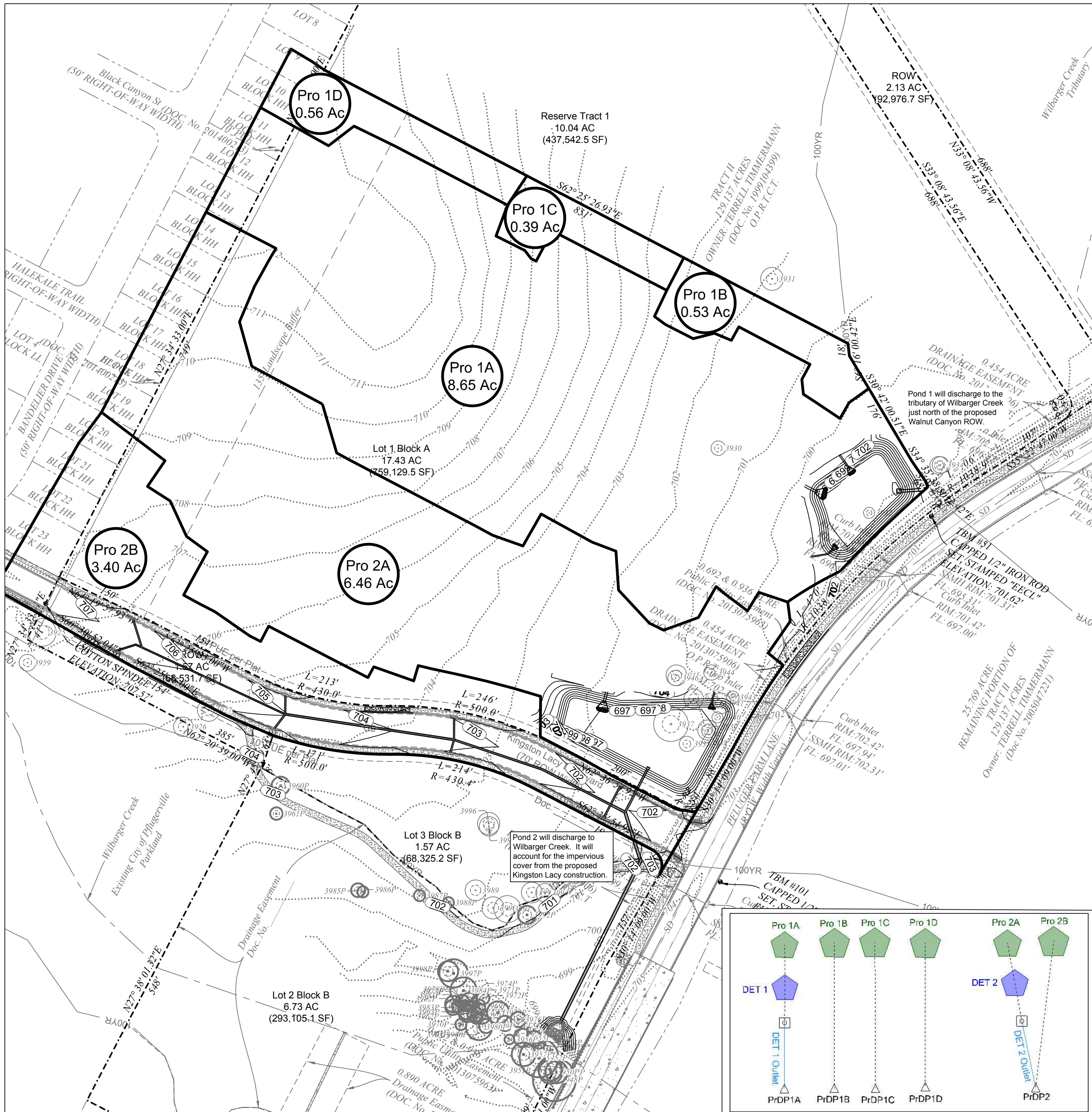


Existing Routing Diagram

Existing Drainage Area Map

Existing Drainage Area Calculations									
Label	Area acres	IC		SCS CN	Tc hours	SCS Type III, 24 hr Storm Water Flows (cfs)			
		acres	%			2-yr	10-yr	25-yr	100-yr
Ex 1A	8.51	0.00	0.0	80,000	0.373	9.88	24.32	32.99	47.46
Ex 1B	1.06	0.00	0.0	80,000	0.291	1.35	3.32	4.50	6.47
Ex 1C	0.82	0.00	0.0	80,000	0.258	1.09	2.66	3.60	5.17
Ex 1D	1.22	0.00	0.0	80,000	0.223	1.40	3.44	4.66	6.70
Ex 2	8.61	0.00	0.0	80,000	0.448	8.24	20.19	27.39	39.41

Drainage Notes:
1. This drainage area map is schematic only. Detailed drainage calculations and pond design will be included in the Stone Hill Apartments site plan located on Lot 1, Block A.
2. Proposed flows from the development will be less than or equal to existing flows and this will be shown on the site plan.
3. The ponds shown on this preliminary plan are for Phase One only. Future storm infrastructure required for development of Phases 2 and 3 will be required to be included on an updated preliminary plan.



Proposed Drainage Area Map

Proposed Routing Diagram

Proposed Drainage Area Calculations									
Label	Area acres	IC		SCS CN	Tc hours	SCS Type III, 24 hr Storm Water Flows (cfs)			
		acres	%			2-yr	10-yr	25-yr	100-yr
Pro 1A	6.17	3.394	55.0	90,000	0.083	15.19	30.04	38.52	52.50
Pro 1B	0.21	0.116	55.0	90,000	0.083	0.52	1.02	1.31	1.79
Pro 1C	0.37	0.204	55.0	90,000	0.083	0.91	1.80	2.31	3.15
Pro 1D	0.64	0.352	55.0	90,000	0.083	1.28	2.53	3.25	4.42
Pro 2A	9.09	5.000	55.0	90,000	0.083	23.10	45.67	58.57	79.81
Pro 2B	3.73	2.052	55.0	90,000	0.083	5.76	11.39	14.61	19.91



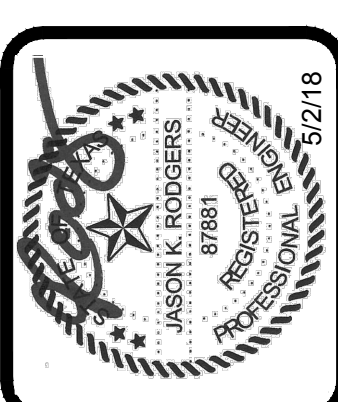
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DATE: 2-May-18
DESIGNED: JKE
DRAWN: CGW
CHECKED: SLI
JOB NO: JGD-17025

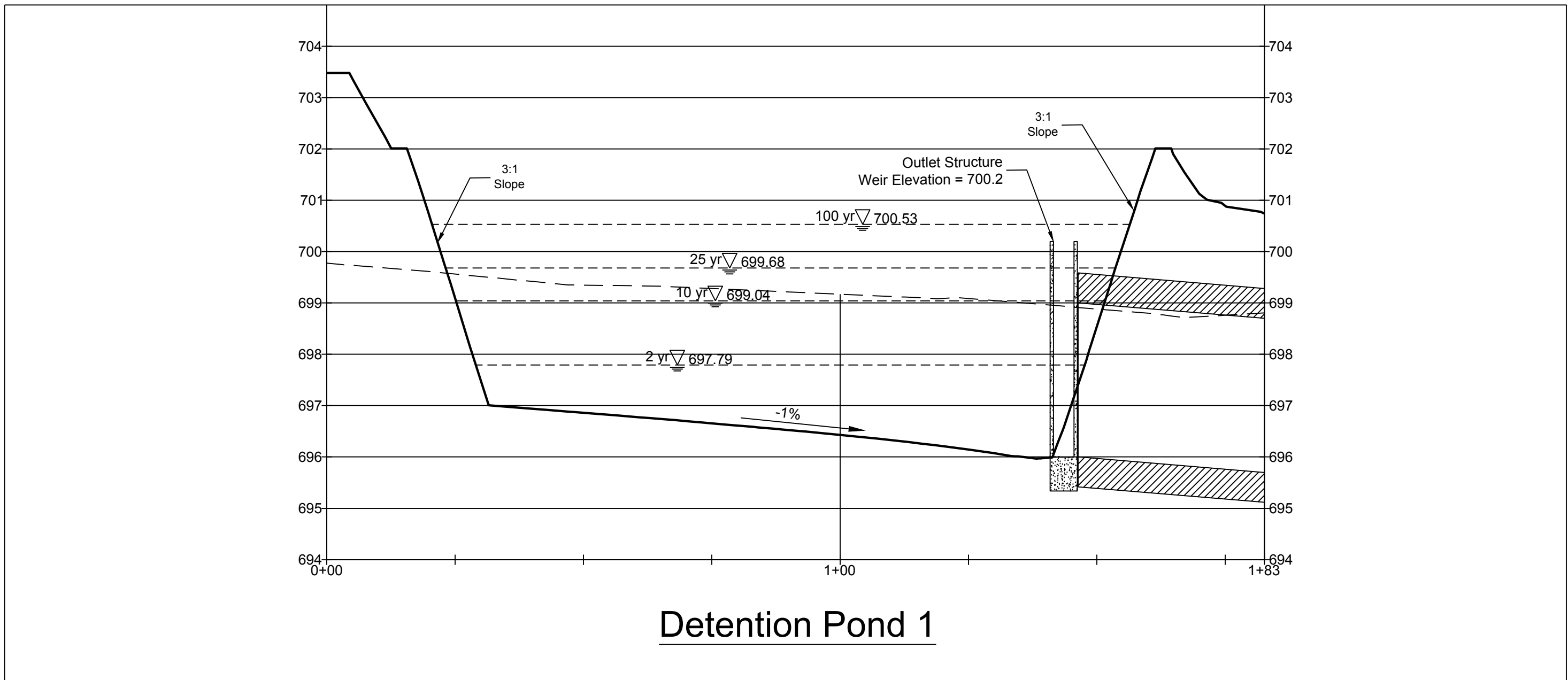
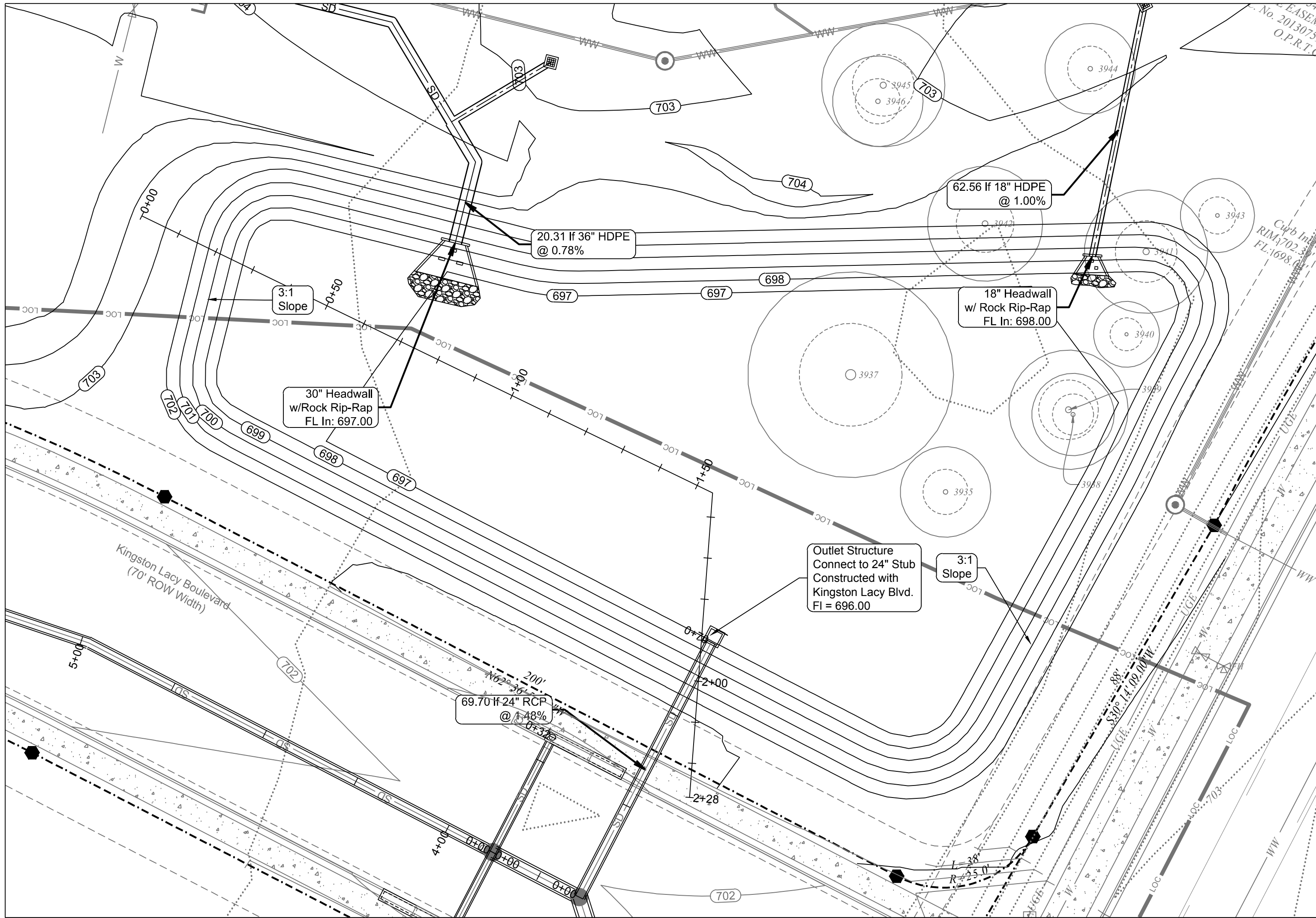
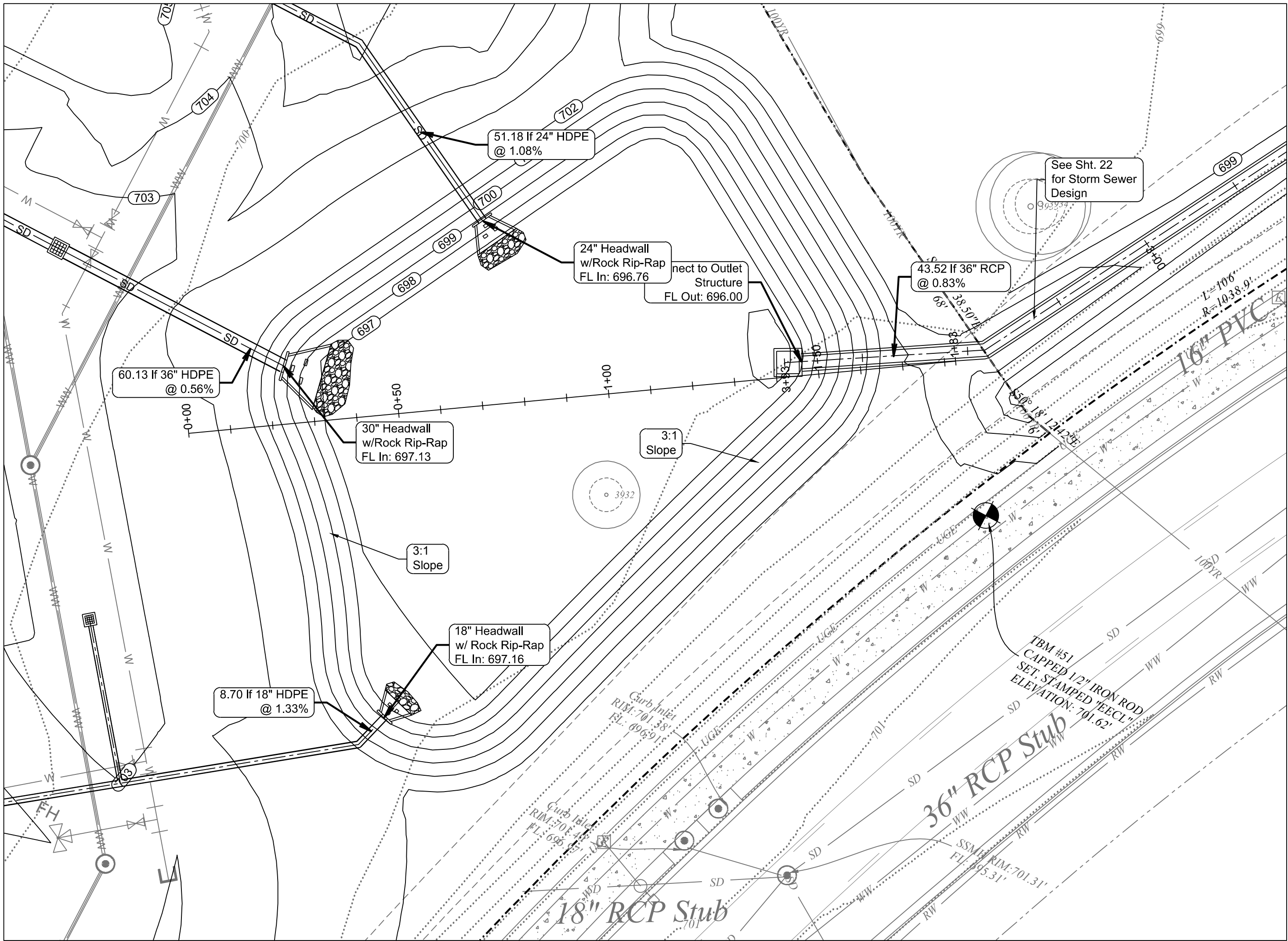
REVISIONS/CORRECTIONS	
NO.	DESCRIPTION

GARRETT-IHNEN
CIVIL ENGINEERS
12007 TECHNOLOGY BLVD., SUITE 150
AUSTIN, TEXAS 78727
TELEPHONE: (512) 454-2400
FACSIMILE: (512) 454-2430
TYPE FIRM NO. F-630

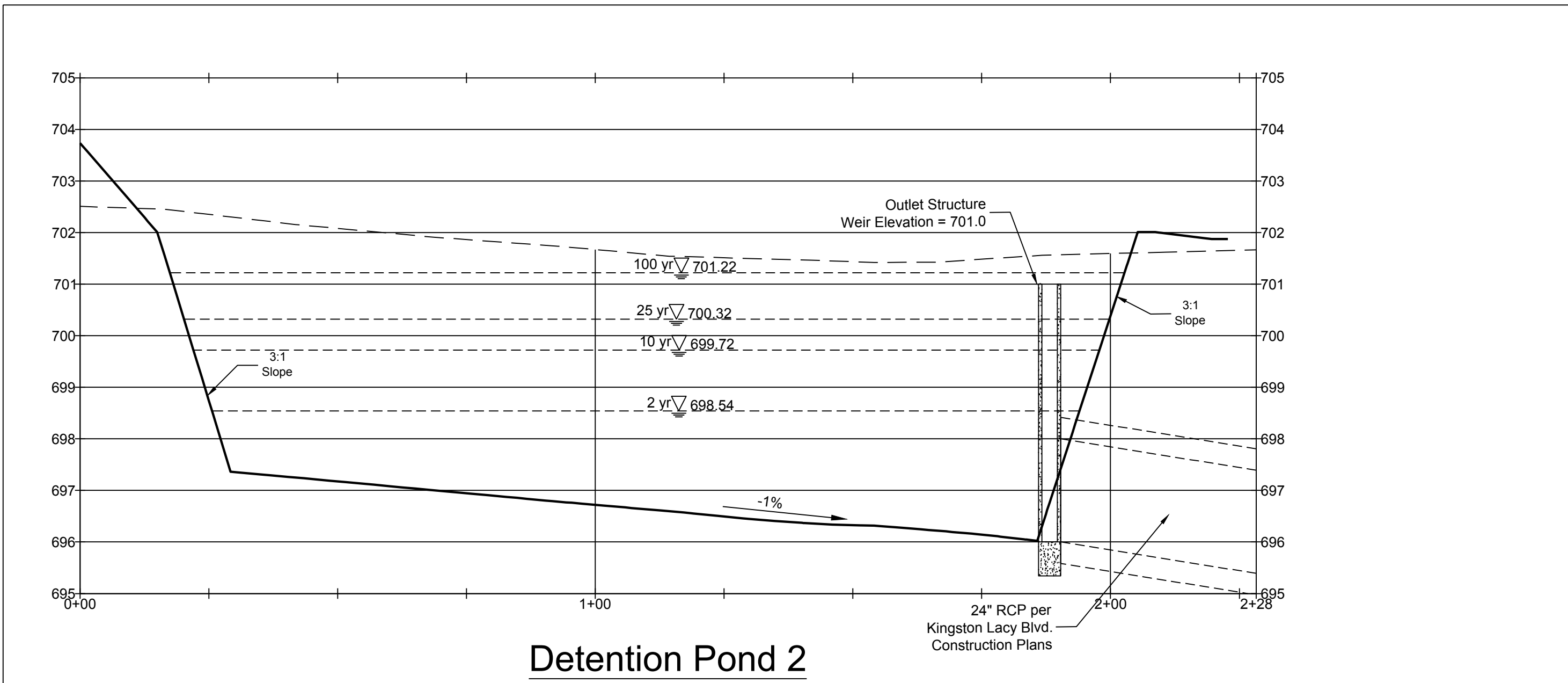


Stone Hill at Pflugger Farm
Preliminary Plan
Pflugerville, Texas 78660
Phase 1 Drainage Area Map

SHEET NUMBER
7 of 9



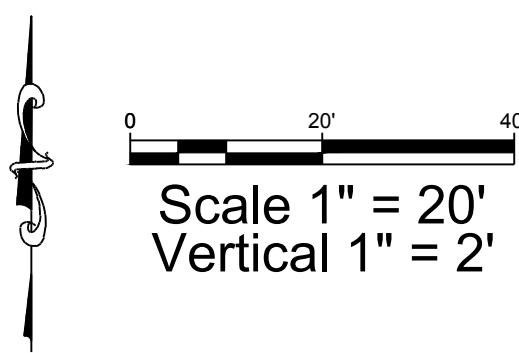
Pond 1			Pond 1		
Elevation	Area (sq ft)	Area (acres)	2-year	697.58	
696	61	0.00140037	10-year	698.29	
697	8728	0.20036731	25-year	698.6	
698	10517	0.2414371	100-year	699.01	
699	11853	0.27210744			
700	13245	0.30406336			
701	14693	0.33730487			
702	16197	0.37183196			



Pond 2			Pond 2		
Elevation	Area (sq ft)	Area (acres)	2-year	698.13	
694.5	467	0.01072084	10-year	699.81	
695	128	0.00293848	25-year	700.72	
696	6394	0.14678604	100-year	701.85	
697	1530	0.03512397			
698	17277	0.39662534			
699	19307	0.44322773			
700	23578	0.5412764			
701	25821	0.5927686			

The pond design is schematic only. Detailed drainage calculations and pond design will be included in the Stone Hill at Pfluger Farm Apartments site plan located on Lot 1, Block A.

Note: Ponds will be privately owned and maintained.



DATE:	2-May-18
DESIGNED:	JKR
DRAWN:	CGW
CHECKED:	SLI
JOB NO:	JGD 17023

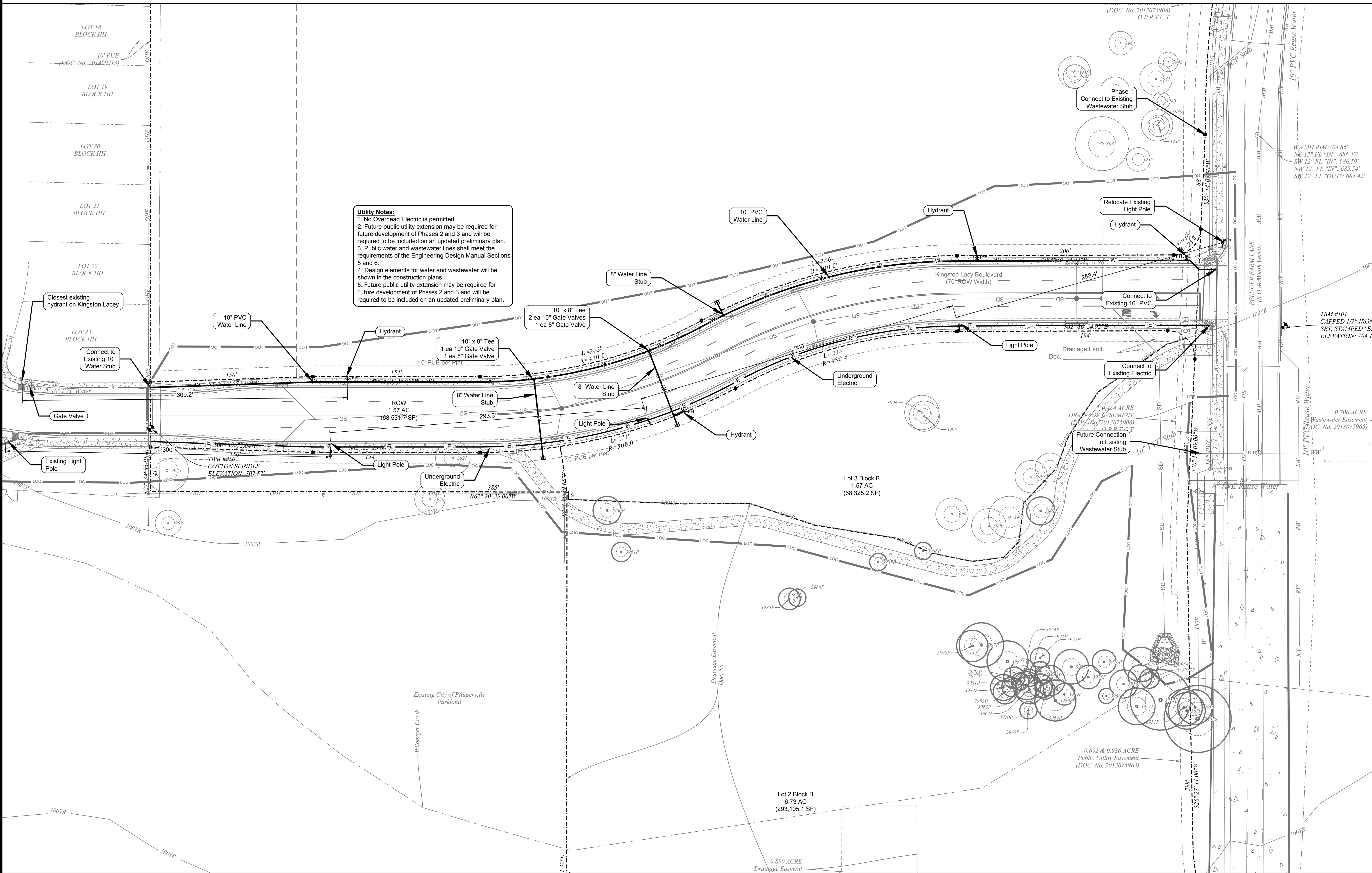
REVISIONS/CORRECTIONS	
NO	DESCRIPTION
1	Change Pond Line to Clay Liner

GARRETT-IHNER
CIVIL ENGINEERS
12007 TECHNOLOGY BLVD.
SUITE 150
AUSTIN, TEXAS 78727
TELEPHONE: (512) 454-2400
FACSIMILE: (512) 454-2450
TBE FIRM NO. F6350



Stone Hill at Pfluger Farm
Preliminary Plan
Pflugerville, Texas 78660
Phase 1 Detention Pond Plan

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Utility Notes:
1. No Overhead Electric is permitted.
2. Future public utility extension may be required for future development of Phases 2 and 3 and will be required to be included on an updated preliminary plan.
3. Public water and wastewater lines shall meet the requirements of the Engineering Design Manual Sections 5 and 6.
4. Design elements for water and wastewater will be shown in the construction plans.
5. Future public utility extension may be required for future development of Phases 2 and 3 and will be required to be included on an updated preliminary plan.



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DESIGNED: JKE
DRAWN: CGW
CHECKED: SLI
JOB NO: JGD-17023

REVISIONS/CORRECTIONS	
NO.	DESCRIPTION

GARRETT-IHNNEN
CIVIL ENGINEERS
12007 TECHNOLOGY BLVD., SUITE 1150
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FACSIMILE: (512) 454-2430
TXPE FIRM NO. F-650



Stone Hill at Pflugerville Farm
Preliminary Plan
Pflugerville, Texas 78660

Phase 1 Utility and Lighting Plan

SHEET NUMBER

9 of **9**